

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

REAL ESTATE COMMISSION

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DOC #110

REAL ESTATE SALESMAN AND BROKER LICENSE REQUIREMENTS

Please allow 5 to 10 business days for processing

Age

Individuals must be 18 to be licensed as a salesman and 21 to be licensed as a broker.

Education

A prospective licensee must be a high school graduate or hold a certificate of equivalency.

Examination

Examinations are scheduled every Monday through Saturday in Beaufort, Charleston, Columbia, Greenville, Myrtle Beach, SC, and in Charlotte, NC. [Salesman/Broker-PSI Candidate Information Bulletins](#) PSI is the examination provider for the Commission and they publish a Candidate Information Bulletin for approved candidates for the real estate examinations. Examinees must receive a passing score on both portions of the exam (general and state). Retesting may be scheduled quickly if one or both portions are failed.

I. Examination sales applications - completion of a Commission-approved, sixty (or more) hour course in the fundamentals of real estate. In lieu of the approved courses, a law degree or baccalaureate degree with a major in real estate will qualify an applicant for the salesman examination. Within one year after passing the examination, the applicant must be sponsored by a broker-in-charge and apply for a provisional sales license, which is mailed to the broker-in-charge. During the first year of licensure, a provisional salesman must complete an additional thirty hours of Commission-approved post licensing education. To upgrade a provisional license to permanent status, proof of the post licensing course(s), the upgrade application, and fee (\$25) must be sent to the Real Estate Commission. **FAILURE TO MEET THESE REQUIREMENTS WILL RESULT IN THE CANCELLATION OF THE PROVISIONAL SALES LICENSE.**

II. Broker applicants - completion of an additional sixty hours of Commission-approved education for a total of at least one hundred fifty (150) hours, and at least three years of active licensed experience is required. In lieu of the approved courses, a law degree or baccalaureate degree with a major in real estate will qualify an applicant for the broker's examination. Upon passing the broker's examination, the applicant must apply for a license as a broker or broker-in-charge within one year.

Experience

No license experience is required for a sales examination. For a broker's examination, however, the law requires three or more years of active licensure within the last five years preceding application. To receive recognition for out-of-state experience, the applicant must obtain a Certification of Licensure, including history, education, and disciplinary action from the real estate regulatory agency (commission, board, etc.) of all other states where he/she is or has been licensed within the past five years before applying for examination.

I. Commission Review - Any applicant who has been convicted of a crime or sanctioned by any licensing agency or has adverse items on a credit report must reveal that fact on his/her application. The Regulatory Compliance Department may review the application and then conduct an investigation before an examination can be scheduled. This may result in a delay.

II. Licensing Process - Upon original application, each applicant must pay the following fees:

1. Sales - \$25 (plus \$10 for a credit report). After passing the examination, applicants must submit a license fee of \$25, score report, and license application provided by PSI. To upgrade from provisional status applicants must submit a fee of \$25 and provisional upgrade application, Doc. 240.
2. Broker - \$25 (plus \$10 for a credit report). After passing the examination, applicants must submit a separate two-year licensing fee of \$250 for a broker-in-charge license or \$125 for a broker license along with a score report and application provided by PSI.
3. PSI examination fee is \$63.

PERSONS LICENSED IN OTHER STATES MOVING TO SOUTH CAROLINA

All applicants (except residents of Georgia, and West Virginia, see "Nonresidents" below) must meet the requirements outlined previously for residents as to age, education, and experience. Any person who has attended a state Commission-approved school in another state within the five-year period prior to applying for licensure in South Carolina will have that education approved if it meets this Commission's standards for hours and subject matter. Additional information may be required by the Qualifications Committee. Also, applicants who are actively licensed in another state may exempt the general portion of the license examination.

Applicants must also submit with the application a Certification of Licensure, including history, education, and disciplinary action from each state in which they have held a license.

RECIPROCAL INFORMATION

Residents of Georgia and West Virginia are subject to Reciprocal Agreements in existence between South Carolina and these two states. Applicants from Georgia and West Virginia who are seeking reciprocity in South Carolina must have completed their requisite education, experience and examination in their resident state. These agreements apply to persons who do not intend to move to South Carolina prior to licensure and also address requirements for those moving here following reciprocal licensing. Anyone falling into this category should call the Licensing Department of the Commission for specific information concerning reciprocal licensure.

If this information sheet is more than six months old, call our office for possible changes (803) 896-4400.

South Carolina Real Estate Commission does not provide legal advice for the public.